

1/22/2024 Annual Meeting, FVCA

Agenda

Call to Order

Approval of Minutes

Treasurer Report

Executive Committee Reports

 Security

 Community facilities

Advisory Committee Reports

 Maintenance and Park

 TIRZ 17

 Memorial Super Neighborhood

 Capital Improvement Committee

Business

 Installation of new members to the BOD

Adjournment

Attendees: Alex Rosca, Dan Zoch, Kyle Hill, Katie Eisterhold, Ladd Williams, Cezar Andrei, Kiel Von Feldt, Pat Clynes, Sheen Smith, Stefano Costantini, Nete Sundt, Beth Robertson, Will Stafford, Derek Craig

Call to Order: Meeting called to order 7:21 PM

Approval of Minutes: Approval of the minutes from the meeting from 1/9/2024 meeting: Rosca makes a motion to approve the minutes; ZOch seconds, all BOD members approve

Treasurer Report: No update/change from 1/4/2024 meeting Rosca gets residents up to speed on Best Fit change over to Beacon and that the numbers for the 2023 year are set but that there are a few items that are being reclassified to get the accounting cleaned up to put the 2023 year budget to rest

Executive Committee Reports

Security: this year's budget for the constable will be a bit bigger than last year's budget; Pat Clynes advised that Whispering Pines may be joining the constable contract which would take the spot vacated by Memorial Meadows which may help reduce our exposure of around \$53,000 down some; Pat Clynes and Michael Ferrier will be serving together on the committee for the security, they'll share the duties for this since they both are familiar with it; Rosca encourages next board to really get involved in bringing the neighborhood together to look more at Flock Cameras

ACC update: no report available from Josh Nix for this; there is some new construction going on in the neighborhood but the pace of the applications has slowed down some; Beacon does an OK job of patrolling the neighborhood about the deed restriction violations, but residents complain that they get letters for no reason and some feel the rules aren't applied uniformly across the residents; the deed restriction violations will be reviewed to make sure that a notice is worth sending; the BOD will be involved prior to any letters being sent asking for steps to be taken to fix

the deed restriction violation; there are new rules in place that the BOD needs to be mindful of when pursuing actions on deed restriction violations.

Nete Sundt advises that there's a quorum of ballots received for the new board members.

Advisory Committee Reports

TIRZ 17: Dunson not present, no update

Memorial Super Neighborhood: no update from the 1/9/2024 meeting; Mary Baird attending tonight's Memorial SN meeting and there will be an update at the February 2024 meeting.

Capital Improvement Committee: Hill and Zoch both updated everyone that overall Dad's Club asks a lot of questions (mostly field by Hill) but overall they're good tenants to have; Zoch gives credit to Hill for shouldering those questions; so far it is a good use of our asset at a time when we're not using it; in the coming months, we'll be looking to improve the gate situation in the summer to get that updated (it was not tackled last summer).

President's Remarks: Rosca comments that in 2015 the FVCA got the pool (an asset) for free and also \$30,000; there were some board members at the time who provided a good framework to set everything up to get it running well, but in the years that followed, the pool was left in disarray; 3 years ago, Rosca ran for the board and it was the first time they raised dues at the pool for the 1st time since the merger; Rosca & Ferrier and others were instrumental in getting the HOA and pool back in good standing; in Rosca's time on the board, there's consistently been a surplus at the end of each of the budget years; in 2023, we took on a massive pool project and made the repairs; Rosca offers his thoughts on the pool in the years to come; encourages neighbors to come to meetings and to stay involved and aware of what is going on and what decisions are being made; after paying \$180,000 this summer for the pool project, we're at \$190,000 left in reserves; one expense that will come up in the next few years is doing a re-surface of the pool that was done in 2017 with a cheaper material chosen by the board at that time (typically should be around 10 years, but it could be sooner); Rosca encourages board to keep about \$100,000 in reserves for projects like these; Rosca closes with the 2024 budget: if all goes OK, we'll get about \$9,000 in surplus on the HOA and \$70,000 in surplus on the pool side (if swim team does OK and if there are no major repairs to be made); Rosca requested to keep track of the expenses for the pool in the off-season to make sure that we are assessing added costs correctly to make sure we're getting our investment back for the Dad's Club rental (electricity, water, etc.) as we projected; Rosca wants to close by thanking everyone for letting him serve on the board and feels like he's leaving things in good hands.

New board members starting February 2024: Pat Clynes, Ladd Williams, and Will Stafford

Meeting adjourned 7:58PM.